

Freeman School District

Application for Project Approval for Progressive Design Build

Dec 01, 2022

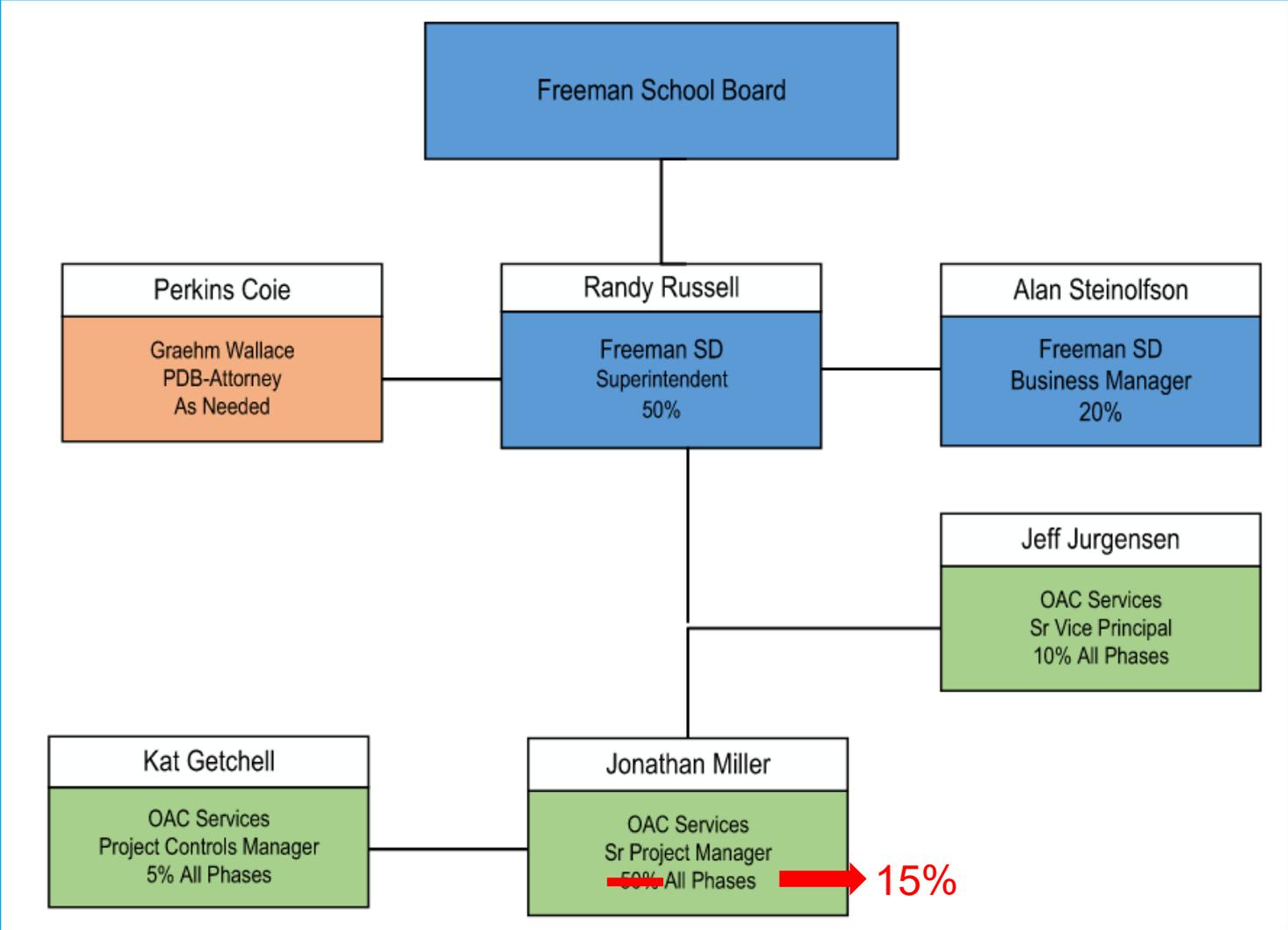


Team

- Randy Russell, Ph.D., Superintendent – 35 year educator in 12th year as Freeman Superintendent
- Jonathan Miller, Senior PM, CCM, Assoc. DBIA – managed three PDB projects, and three synthetic turf projects
- Jeff Jurgensen, Senior Vice President, DBIA, CCM – managed numerous PDB projects
- Alan Steinolfson, Director of Finance – 12 years experience, including FMS HVAC construction project
- Graehm Wallace – Perkins Coie, Partner



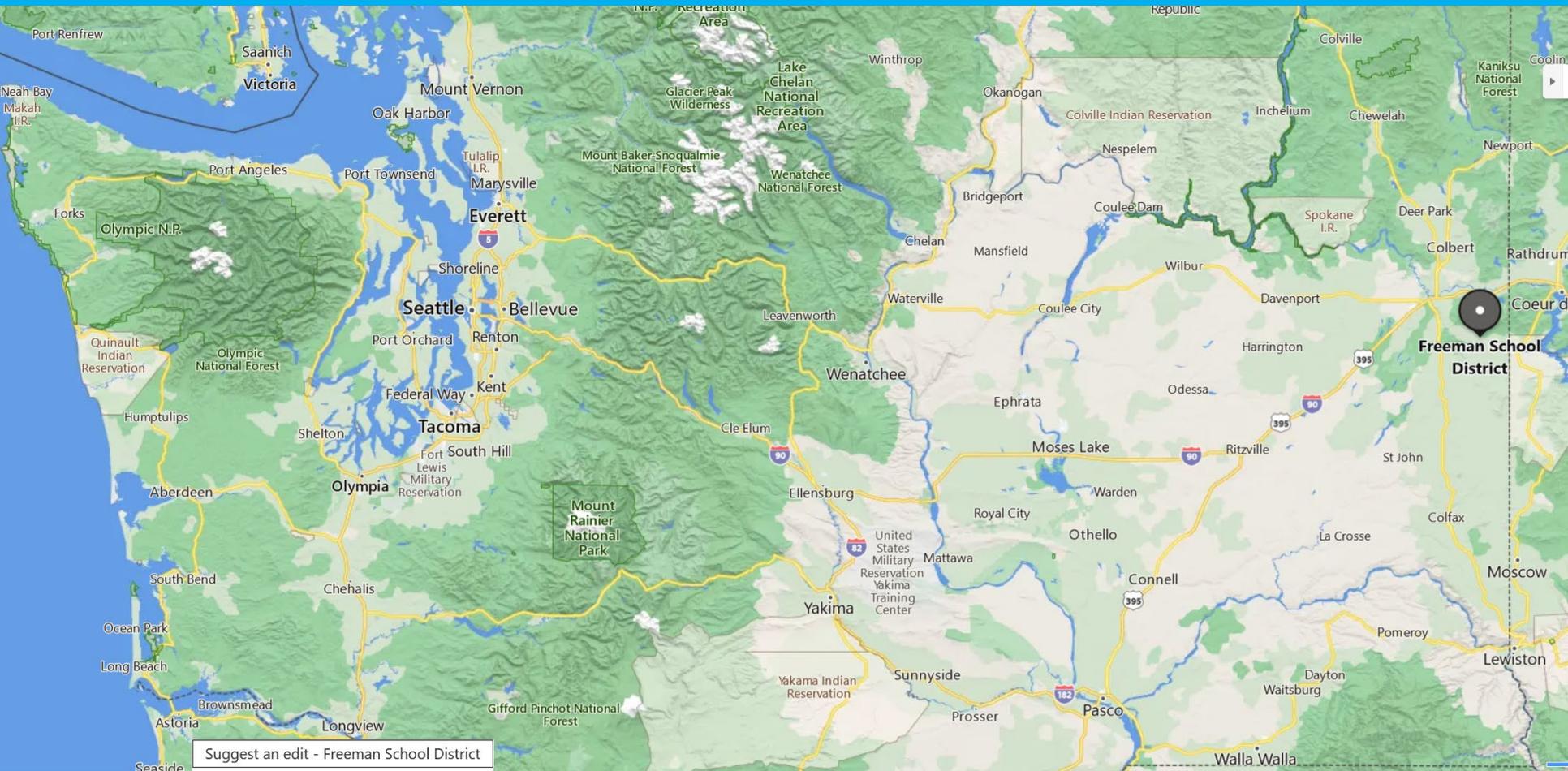
Project Team



About Freeman School District

- Established in 1955
- Serves as the hub for Hangman Hills, Mica, Mt. Hope, Rockford, and Valleyford communities
- 879 students - Pre school through 12th grade
- All three schools and a transportation center are on one campus

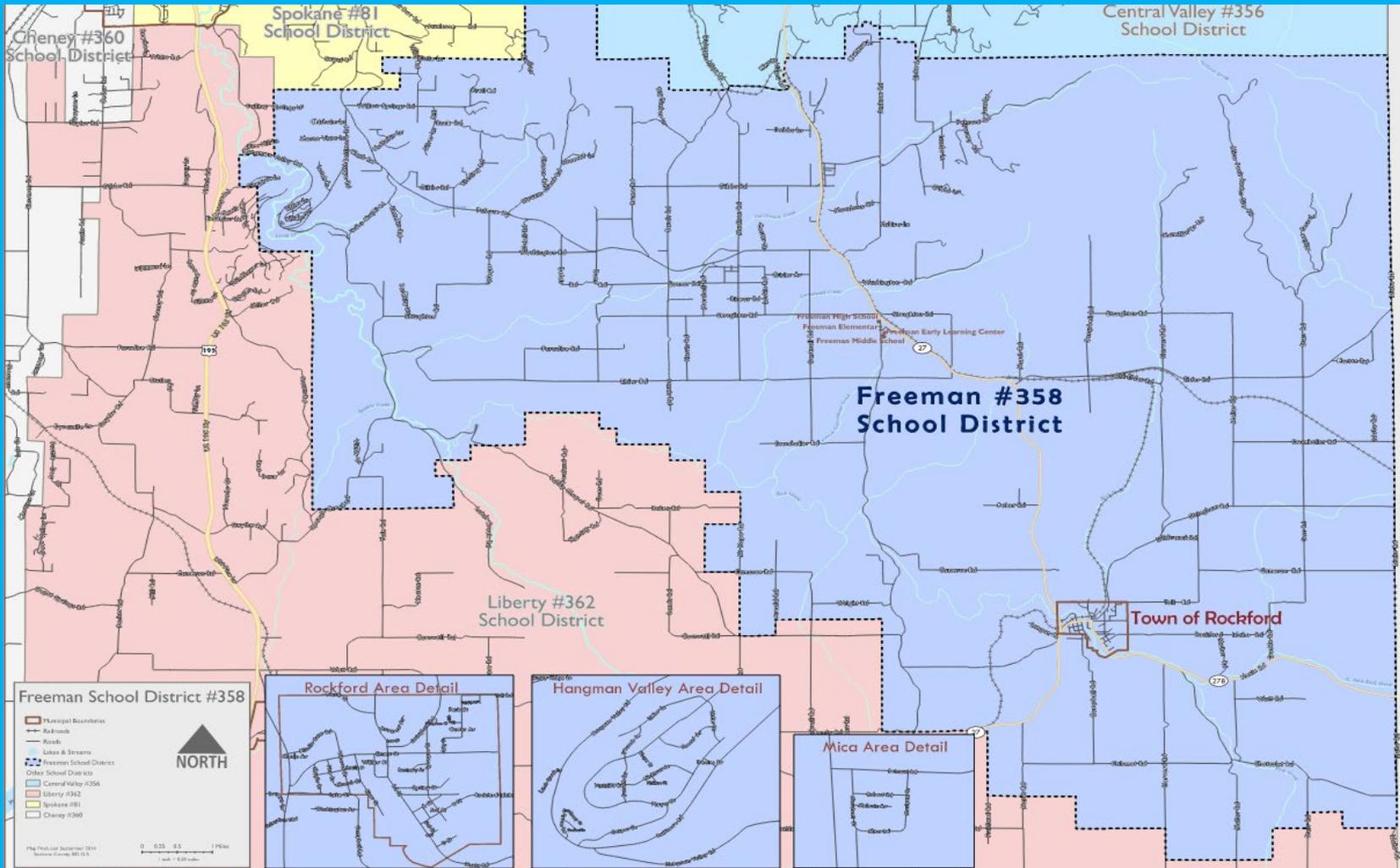




Suggest an edit - Freeman School District



District Boundary



Existing Site



Why This Project and Why Now?

- Recently completed other Capital Projects, funds now available
- Allows all students in Freeman equal access and opportunities through physical education, activities, and athletics
- Water supply issues impacting the district and community
 - Urban growth
 - Future expansion necessary for student growth
 - Field Demand
 - Less labor-intensive tasks to keep fields ready to use
- Standard of Excellence



Scope of Stadium Upgrade

- Remove natural turf and install synthetic turf
- Field event relocation and construction
- Lighting & seating upgrades
- Storage building
- Fencing
- Security Upgrades



Potential Rendering



Why Progressive Design Build?

- Gives us best opportunity for success:
 - Predictability: Align Budget and Scope
 - Time to Market and Expedited Schedule
 - Early cost certainty
 - Single contact for Owner with PDB Team
 - Technical aspects
- Ability to involve Freeman community, stakeholders, and local sub-contractors



RCW 39.10.300

The project meets 3 of 3 criteria of the RCW:

- a. This project will be provided opportunity for greater innovation and efficiencies...
- b. This project will realize significant savings in project delivery time...
- c. The involvement of a design build team is critical in developing the construction methodology due to the location of the project...



Stadium Upgrade Schedule

| Description* | Start | Finish |
|---|------------|------------|
| PRC Meeting/Approval Letter | 12/01/2022 | 12/01/2022 |
| Issue RFQ & due date | 12/02/2022 | 1/04/2023 |
| Review SOQ's & Score | 1/05/2023 | 1/09/2023 |
| Proprietary Meetings (Interviews) | 1/17/2023 | 1/17/2023 |
| Shortlist & Issues RFP | 1/18/2023 | 1/18/2023 |
| Review Management Plans & Fees | 1/30/2023 | 1/30/2023 |
| Board Selection of DB Team | 2/06/2023 | 2/06/2023 |
| Programming and Validation | 2/10/2023 | 4/01/2023 |
| Negotiate & Sign GMP | 4/01/2023 | 4/15/2023 |
| Construction | 5/15/2023 | 8/1/2023 |
| Project Completion/Punch/Move –in & Closeout | 8/01/2023 | 10/01/2023 |



Funding Sources

- Currently have \$2.5M in Capital Project Funds available
 - Any additional funds come from the General Fund – currently have an 8% cash reserve off of a \$12.5M annual budget
 - Currently secured private funding for value-add opportunities

Stadium Upgrade Budget

| | |
|--|--------------------|
| Costs for Professional Services (A/E, Legal etc.) | \$60,000 |
| Estimated project construction costs <i>(including construction contingencies & Sales Tax):</i> | \$2,200,000 |
| Equipment and furnishing costs | \$100,000 |
| Off-site costs | \$0.00 |
| Contract administration costs (owner, cm etc.) | \$60,000 |
| Contingencies (design & owner) | \$60,000 |
| Other related project costs (briefly describe) | \$50,000 |
| Sales Tax (Construction & Design) | included above |
| Total | \$2,530,000 |



What Have We Done To Date

- Met and toured with multiple owners to review turf installations, successes and problems
- Met with suppliers and installers to discuss logistics
- Completed a boundary survey & limited topographic survey
- Have met with potential teams to prepare them for the RFQ and have talked with suppliers
- Completed a limited Geo Technical Investigation along with a Stormwater Retention Study
- **WE ARE ALL READY TO GET TO WORK**



MWBE Strategy

- The Freeman School District will seek the most qualified candidates for vacant positions by recruiting from a variety of sources. The Board believes in the value of diversity and directs the superintendent to develop recruiting strategies that ensures the district has a diverse and high quality candidate pool for vacant positions.
- The Board and its employees will adhere to the practice of recruiting and hiring personnel without regard to race, creed, color, national origin, age, honorably-discharged veteran or military status, sex, sexual orientation, marital status, qualified individuals with disabilities or any other status protected by federal or state law.

MWBE Strategy Continued

- Will be a scoring criteria
- Will utilize OMWBE website to reach out directly to firms

Thank You!

Questions?

